

Planning Report

Thursday, October 2, 2014

Life Time Fitness PUD - Outparcel

Case Summary

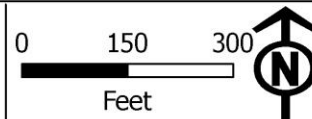
Agenda Item	1
Case Number	14-091INF
Proposal	A 7,200-square-foot free-standing emergency room as a medical office for a vacant parcel
Request	Review and informal feedback regarding a potential minor increase in density and additional signs for this use prior to a formal application for a Final Development Plan.
Site Location	7425 Sawmill Road Located at the southwest intersection of Sawmill and Hard Roads.
Owner/Applicant	Life Time Fitness, represented by Steve C. Meier, AIA, Director of Development Hummel Investments, LLC.
Case Manager	Claudia Husak, AICP, Planner II (614) 410-4675 chusak@dublin.oh.us
Planning Recommendation	Discussion and Feedback

Proposed Discussion Questions

1. Should the proposed increase in density be considered minor and be eligible for a minor development text modification?
2. Does the proposed architecture meet the development text requirements and complement the Life Time Fitness building?
3. Given the unique use of the proposed facility, what number and types of signs would the Commission find acceptable?
4. Other considerations by the Commission?



14-091INF
Informal Review
Life Time Fitness PUD, Outparcel
7425 Sawmill Road



Facts

Site Area	Approximately 1.9 acres
Zoning	PUD, Planned Unit Development District (Life Time Fitness plan)
Surrounding Zoning and Uses	All land to the east is zoned commercial and is located in the City of Columbus. To the north is the Kroger Marketplace shopping center, zoned PUD (NE Quad, Subarea 5A). To the west is the Life Time Fitness facility for which the site was zoned specifically in 2005 as a Planned Unit Development. To the south are undeveloped properties zoned R-1, Restricted Suburban Residential District.
Site Features	<ul style="list-style-type: none"> The site is undeveloped and includes trees along the northern site boundary. A circular access drive exists from Sawmill Road, which will be eliminated as part of site development. The site has 200 feet of frontage along Hard Road to the north and 300 feet of frontage along Sawmill Road to the east.
Site History	The site was zoned in 2005 for the Life Time Fitness facility and the fitness center received final development plan approval in 2006.

Details Informal

Proposal	This proposal includes a medical office building and parking lot with shared access from the existing Life Time Fitness access points from Sawmill Road to the southern portion of the site and from Hard Road to the northwest portion of the site. The proposed building is 7,210 square feet and is located in the center of the site with parking to the north, east and west. An ambulance pick-up area is indicated along the northern elevation and a patient drop-off area is along the east side of the building.
Development Text <i>Use</i>	The existing development text for Life Time Fitness permits the development of the outparcel for office or medical office use. The proposal for an Emergency Room, not affiliated with a hospital, is considered a medical office use based on the definitions within the Zoning Code and therefore a permitted use in the development text. As described by the applicant, the proposed use will operate similarly to a traditional hospital emergency room but will not accept by ambulance nor will it provide overnight stays for patients. There will be ambulance pick-up area available if patients require a higher level of care.
Development Text <i>Density</i>	The development text limits the size of the building permitted on the outparcel to 6,200 square feet. The proposal is for a 7,210-square-foot building and the applicant is requesting feedback from the Commissions regarding the increased density. The density limit was likely added to the development text to off-set traffic concerns in the heavily travelled Sawmill Road corridor. As described by the applicant, the proposed emergency room would incur a lower volume of traffic than a medical office building. If permitted by the Commission, the applicant would be required to submit an updated traffic impact study as part of a final development plan application to ensure the use

Details Informal

	does not add trips to and from the site that were not previously taken into account when the site was zoned.
Development Text <i>Parking</i>	The development text requires 31 parking spaces for the outparcel which equals a Code required parking provision of one parking space per every 200 square feet of building. The proposal includes 33 parking spaces and the applicant has indicated that lowering this number to 31 spaces as required by the text is sufficient for their use even though the proposed building square footage is higher.
Development Text <i>Signs</i>	<p>The development text permits two signs for the outparcel. One wall sign is permitted for the outparcel building along Hard Road at a size of 35 square feet. The outparcel is also permitted a 12-square-foot panel on the bottom of the existing Life Time Fitness monument sign at the Sawmill Road entrance.</p> <p>Code allows two wall or two ground signs for this site. Ground signs would be permitted to be a total of 66.6 square feet with a single sign not exceeding 50 square feet. The permitted height would be 20 feet in total with a single sign not exceeding 15 feet. The wall sign height would be limited to 15 feet and the size would be permitted at one-square-foot for each lineal foot of wall with a maximum of 80 square feet.</p> <p>As proposed, the signs for the building greatly exceed Code and the development text. No size or height information is provided; however, the total signs shown are twelve. While the signs permitted in the development text are limited particularly in terms of size and location given the fact that the Hard Road frontage is likely hidden behind existing vegetation, the amount of signs proposed greatly exceed the sign allowances for a typical development within the City of Dublin.</p>
Architecture	The outparcel building is limited to 35 feet in height and requires earthtone building materials of brick, stone and EIFS. No more than 20 percent of a single façade may be EIFS. The proposed building is designed with brick as the main building material and EIFS as an access band along the roof line. A metal gabled roof provides relief to the box-like façade. Aluminum panels are used as building accents on all sides of the building. The front elevation includes a large tower feature with a glass curtain wall system. Two metal canopies are proposed for the pick-up and drop-off areas.
Traffic & Access	The site access is consistent with the approved Life Time Fitness final development plan. Due to the increase in proposed density, a revised traffic impact study is required with the final development plan application.
Utilities & Stormwater Management	The approved Life Time Fitness final development plan accounted for the utilities and stormwater management for this site.

Analysis Informal

General

Planning recommends the Commission consider this proposal with respect to the proposed density, architectural concept, signs and compatibility with surrounding development. The following analysis provides additional details.

Density

Discussion Questions

1. Should the proposed increase in density be considered minor and be eligible for a minor development text modification?

The site layout meets the requirements of the development text. As proposed, the applicant is requesting an increase in density from 6,200 square feet to 7,210 square feet. The increase of 1,010 square feet is approximately a 15 percent increase. The applicant has discussed with staff that their use generates less trips than a conventional office or medical office building. Verification of this information would be required at the final development plan stage. The applicant will also need to provide more information on the number of employees anticipated for the emergency room.

Design Features

2. Does the proposed architecture meet the development text requirements and complement the Life Time Fitness building?
3. Given the unique use of the proposed facility, what number and types of signs would the Commission find acceptable?

The development text includes language regarding building materials required as well as a color scheme of earth tones and an architectural character that complement the Life Time Fitness building. The proposal incorporates similar materials and colors to the Life Time Fitness building; however, Planning is concerned the tower element along the front elevation and the metal accent panels are out of character and may exceed the permitted building height.

The development text has limited allowances for signs for the outparcel and the applicant has stated the proposed emergency room has unique identification needs. The proposal for wall identification signs, directional wall signs, and the hospital cross on all elevations far exceeds what is permitted in the Zoning Code and in the development text. The applicant is requesting feedback from the Commission on whether they would consider a minor development text modification to permit a different sign allowance for the site.

Recommendation

Feedback

Summary

The Informal Review provides the opportunity for feedback for an applicant in the first stage of contemplating development. It is intended to allow staff and the Planning and Zoning Commission to provide non-binding feedback to an applicant regarding the intended land use and development pattern. Planning recommends the Commission consider this proposal with respect to the Community Plan in terms of use, and compatibility with surrounding development. Summarized below are suggested questions to guide the Commission discussion.

Recommendation	Feedback
Discussion Questions	<ol style="list-style-type: none">1. Should the proposed increase in density be considered minor and be eligible for a minor development text modification?2. Does the proposed architecture meet the development text requirements and complement the Life Time Fitness building?3. Given the unique use of the proposed facility, what number and types of signs would the Commission find acceptable?4. Other considerations by the Commission?